A COMMUNITY PLAN
FOR THE
HAMLET OF KINSELLA
1986

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Planning is the process of deciding what you want to do or where you want to be, and how you are going to do it or get there.

"I believe the times demand invention, innovation, imagination, decision . . . courage, not complacency, is our need today, leadership, not salesmanship."

John F. Kennedy

A COMMUNITY PLAN FOR THE HAMLET OF KINSELLA 1986

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1. INTRODUCTION

The Hamlet of Kinsella Community Plan has been prepared as a means of assisting the County of Beaver and the residents of Kinsella in their effort to improve the physical environment of the community, to ensure orderly and beneficial community development and change; and, to promote a high quality of community life.

The Plan is comprised of four components: a profile and overview of the community; a summary of key community issues; a statement of community goals and priorities; and, a proposed plan of action to practically address and realize community goals and priorities.

This Plan reflects the combined cooperative efforts and inputs from the County of Beaver administrative staff and Council, the residents of Kinsella, and planning advisors from the Planning Branch, Alberta Municipal Affairs. Although the Plan has no statutory authority, it does represent a real commitment on the part of the community of Kinsella and the County of Beaver.

Invariably, a community changes over time. To ensure that this Plan remains current and relevant to the needs and priorities of the Kinsella community, this document should be reviewed [and modified where appropriate] every 2 years. The review process would jointly involve the County of Beaver Council, the residents of Kinsella and the Planning Branch, Alberta Municipal Affairs.

2. COMMUNITY PROFILE

2.1 Setting:

Location – The Hamlet of Kinsella is located adjacent to the intersection of Highway 14 and Secondary Road 870, 144 km southeast of Edmonton. The community itself is situated within a predominately rural agricultural area, and falls within the municipal jurisdiction of the County of Beaver No. 9. Map 1 depicts the boundaries of the Hamlet as designated by the County of Beaver.

Access – Direct road access into the community is available via Highway 14 and Secondary Road 870. The CNR rail line runs adjacent and parallel to the Hamlet's southern boundary. Kinsella has good access to larger urban centres in the region.

2.2 Population:

Size of Population – Earliest official population records for Kinsella date to 1951 when there were 121 people residing in the Hamlet. Population figures recorded since that time are listed below:

Year	Population*	Year	Population*
1951	121	1971	81
1956	103	1976	68
1961	91	1981	65
1966	83		

Since 1951, the population of Kinsella has steadily declined at a rate of approximately 2% per year. Over the last couple of years, population levels have stabilized somewhat.

* Population of Unincorporated Places in Alberta — Alberta Bureau of Statistics.

Length of Residency – Insufficient information was obtained from the community plan questionnaire to determine average length of residency in Kinsella.

Age – Kinsella residents estimate that 60% ± of the Hamlet population is over 50 years of age.

Occupation – From the data collected, it would appear that the majority of residents are retired.

Quality of Life – The residents of Kinsella enjoy living in their community and are active in local volunteer organizations. People are friendly, good neighbours and work together in a cooperative manner.

2.3 Municipal Services:

Water – Since the Hamlet does not have a municipal water supply system, most residents must rely on individual wells as a source of water. There are a number of residents who are utilizing a community artesian well as their water source.

Sewer – A sewer system with a design capacity of 100 people was installed in Kinsella in 1981. The system contains approximately 1685m of gravity main flowing to a lift station at the west end of the community. The sewage is then pumped back through the Hamlet and north to the lagoon site, located in the SW 34-46-11-4th.

2.4 Land Ownership:

According to information obtained from the County of Beaver taxation rolls (August, 1985), land within the community is held by approximately 42 distinct and separate land owners. Map 2 depicts land ownership in the Hamlet according to the following land tenure categories: private individual; institutional/public/company.

It is worthwhile to note that a total of 9 individual lots are presently held in the name of the County of Beaver. This situation is largely the result of tax foreclosures.

2.5 Land Uses:

Five general categories of land use were identified in the Hamlet, based on an identification of the predominate use of permanent structures located on all registered lots. The five land use categories are residential, commercial, industrial, institutional and park (Map 3). Registered lots without a permanent structure were classified as vacant land (no specific land use) (Map 4).

Residential – Approximately 13% (2.38 ha) of developed land in the Hamlet is used for residential purposes. Residential lots range in size from .26 ha to .03 ha.

Commercial – Those private businesses which sell goods or provide services directly to the general public have been designated as a commercial use. The following commercial services are provided in the community:

Retail Service	Name of Establishment
hotel	Kinsella Hotel
bulk gas supply	Barker and Oakes Garage
auto service and repair	Barker and Oakes Garage
hair dresser	Kinsella Hair Styling

SERVICING

Map 1

hamlet boundary

building occupied

building vacant

100/150 mm force main

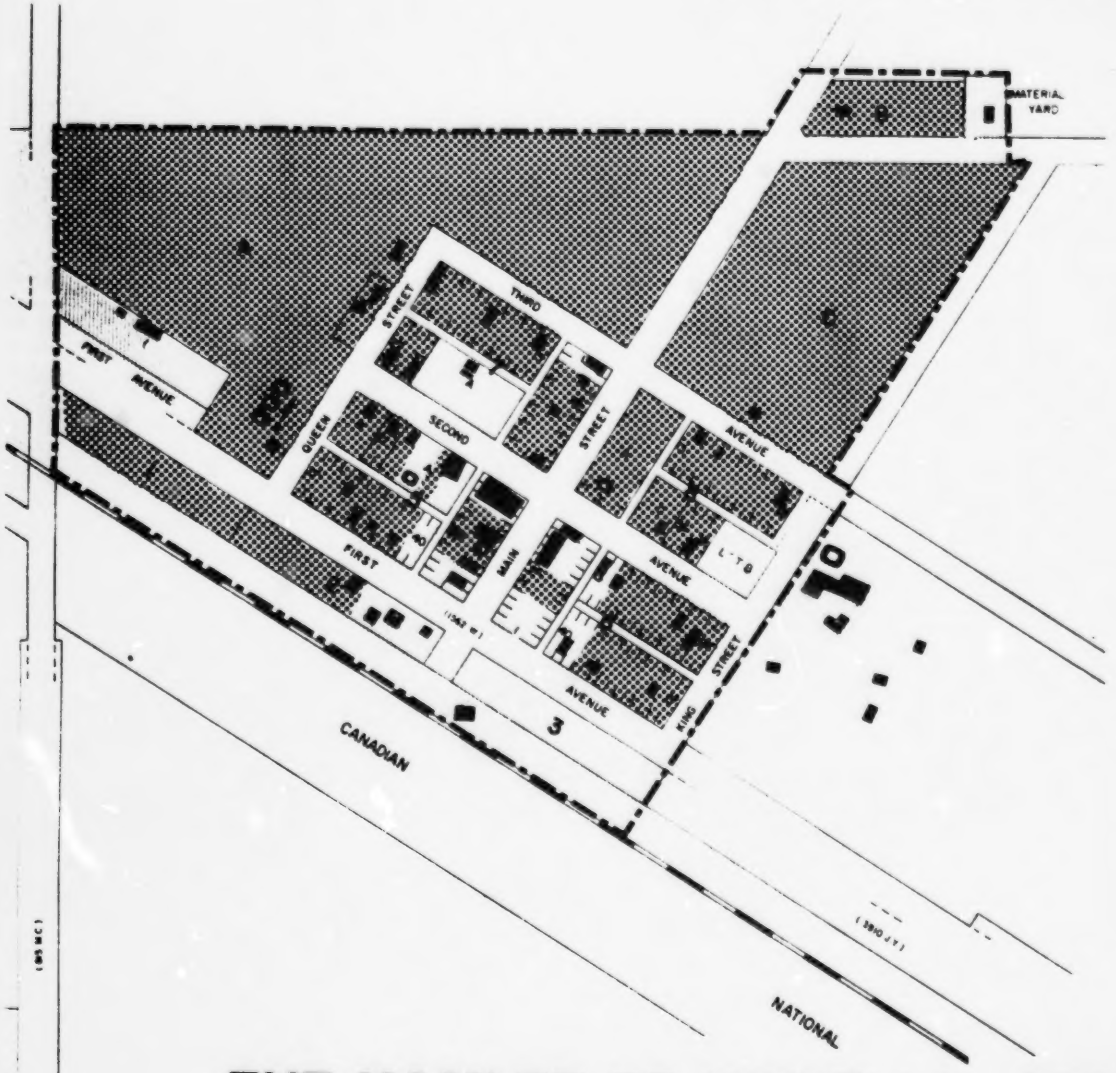
200 mm sanitary sewer main

N

THE HAMLET OF KINSELLA COMMUNITY PLAN

LAND OWNERSHIP PATTERNS

Map 2



hamlet boundary

building occupied

building vacant

private-individual

institutional-public-company

THE HAMLET OF KINSELLA COMMUNITY PLAN

Total property area devoted to commercial uses is approximately .62 ha. Three commercial buildings are currently vacant and in varying degrees of disrepair.

Industrial – Those uses or activities which involve warehousing, storage, garages, etc., have been designated as an industrial use. The following industrial uses exist within the Hamlet:

Industrial Use	Name of Establishment
auto body work	Kinsella Auto Body
welding service	W. and L. Welding Ltd.
	Ron's Welding Service
oil field construction	Whitehorse Construction
cement + aggregate	Kinsella Transit Mix
sewage lift station	Kinsella Sewage Lift Station
municipal utilities	County of Beaver Grader Shop, Fire Hall

Total property area devoted to industrial use is approximately 1.25 ha of land.

Institutional – Those community service oriented uses such as churches, schools, libraries, community recreation facilities, municipal buildings etc., have been designated as institutional uses. The following institutional uses exist within the Hamlet:

Institutional Use	Name of Establishment
post office	Kinsella Post Office
churches	Kinsella United Church
community recreation	Kinsella Skating Rink and Ball Diamond
	Kinsella Community Hall
	Kinsella Community Centre (outside Hamlet boundary)
agricultural research	University of Alberta Beef Research Station (outside Hamlet boundary)

Total property area with the Hamlet proper devoted to institutional uses is approximately 1.0 ha of land.

Vacant Land – Approximately 14% of the total property area in the community can be classified as vacant land (2.53 ha).

There are approximately 44 vacant residential lots (25 ft. x 140 ft.) within Kinsella. Assuming residential lots were standardized with a minimum area of .065 ha (50 ft. x 140 ft.), it would theoretically be possible to accommodate an additional 16 single family residences within the present Hamlet boundaries. This estimate is based on a consideration of the location and orientation of existing lots. Given an average household size of 3 people, there is sufficient vacant residential land within the community to accommodate an additional 48 people. This would exceed the present community sewage system by 13 people.

There are approximately 20 vacant and/or abandoned properties fronting on either Main Street or First Avenue, which are suited for industrial/commercial/institutional uses. These properties range in size from .03 ha to .53 ha and comprise an area totalling 1.9 ha.

EXISTING LAND USE

Map 3

hamlet boundary

building occupied

building vacant

residential

commerial

industrial

institutional

park

agriculture

N

THE HAMLET OF KINSELLA COMMUNITY PLAN

VACANT LANDS

Map 4

hamlet boundary

building occupied

building vacant

vacant land

N

THE HAMLET OF KINSELLA COMMUNITY PLAN

3. COMMUNITY ISSUES

The following community issues were raised and discussed at a public meeting held in the Kinsella Community Centre on Wednesday, June 19, 1985. These issues were again reaffirmed in the responses received from the Kinsella community plan questionnaire survey.

Issues:

1. No public community water supply system.
2. Lack of retail shopping facilities.
3. Poor street conditions (dust, potholes, no pavement).
4. No sidewalks.
5. Vacant buildings on Main Street portray a negative image.
6. Lack of sports facilities and equipment.

4. COMMUNITY GOALS/PRIORITIES AND PLAN OF ACTION

The positive aspects of a community combined with an identification of community issues can be used as a basis for developing community goals and priorities. This principle has been used in establishing the following goals and priorities for the Hamlet of Kinsella:

PLAN OF ACTION

Community Goals/Priorities		What		How and Who		When	
GOAL:							
1.	TO IMPROVE THE LEVEL OF MUNICIPAL SERVICES AVAILABLE IN KINSELLA						
PRIORITIES:							
1.1	Ensure the equitable maintenance, operation of the community well.	1.1.	Establish a local committee and user fee system to ensure the proper operation of the community well.	1.1	Local residents to co-ordinate the formation of the committee and establishment of a maintenance fund.	1.1	Immediately.
1.2	Improve local roads in Hamlet with better surfacing and proper drainage.	1.2	Assess nature of disrepair and determine necessary actions/ costs to remedy the situation.	1.2	Community to approach County of Beaver with request. County ultimately responsible for taking necessary action. Possible funding under the "Alberta Hamlet Street Assistance Program".	1.2	Request filed immediately. County action dependent upon budget constraints, prior commitments and funding sources.
1.3	Install sidewalks to provide safer pedestrian movement in the community.	1.3	Determine extent of construction desired and associated costs.	1.3	Same as 1.2.	1.3	Same as 1.2.

PLAN OF ACTION

Community Goals/Priorities		What		How and Who		When	
GOAL:							
2.	TO IMPROVE THE PHYSICAL ENVIRONMENT OF THE KINSELLA COMMUNITY.						
PRIORITIES:							
2.1	Ensure that all property in the Hamlet is properly maintained and kept. This includes the removal of abandoned vehicles, scrap/ junk; repairing or demolishing unsafe or derelict buildings; and, keeping weeds down.	2.1	Initiate a community clean-up campaign covering all lands within the Hamlet of Kinsella.	2.1	Organized by Kinsella residents on a volunteer basis, possibly supplemented with government funded employment programs (ie. S.T.E.P., P.E.P., and Alberta Environment Employment Program). County of Beaver to co-operate in a community clean-up effort. Preparation/ adoption of a nuisance bylaw is also an option.	2.1	Commence community initiative to coincide with government funded programs.
2.2	Initiate a community tree planting/landscaping beautification program.	2.2	Prepare a community tree planting scheme for the Hamlet and, obtain and plant trees accordingly.	2.2	County of Beaver to co-ordinate supplying the trees and determining planting locations in consultation with local residents. Labour provided by community volunteers and/or through government funded employment programs.	2.2	Request for trees should be made in fall, co-ordinate planting in spring with government employment programs.

PLAN OF ACTION

Community Goals/Priorities		What		How and Who		When	
GOAL:							
2.	TO IMPROVE THE PHYSICAL ENVIRONMENT OF THE KINSELLA COMMUNITY.						
PRIORITIES:							
2.3	Install an attractive community identification/ welcome sign.	2.3	Design, construct and install a community identification sign.	2.3	Local residents would be responsible for initiating, designing, constructing and installing sign.	2.3	Dependent upon financial and time resources of the community as well as priority.

PLAN OF ACTION

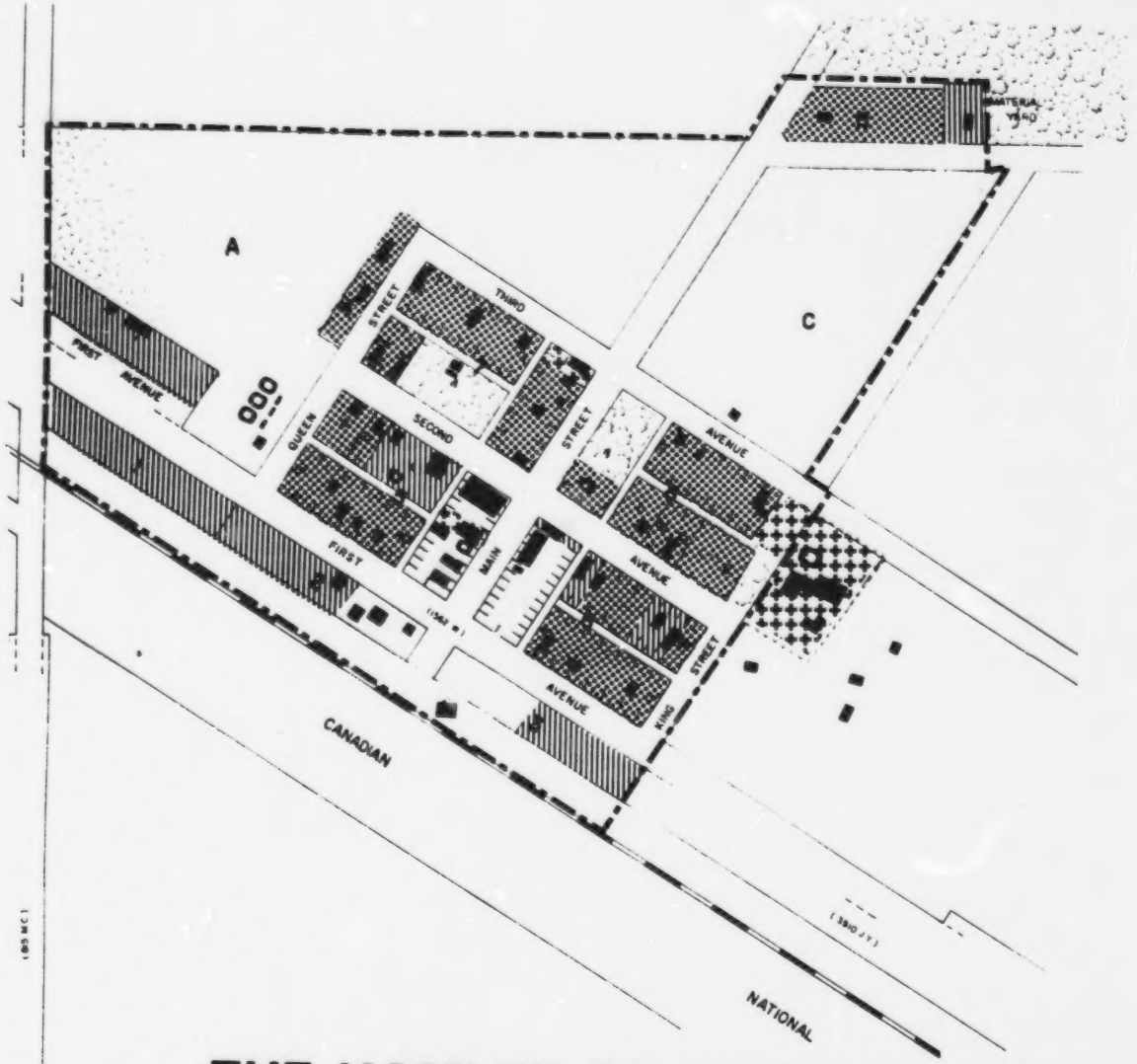
Community Goals/Priorities		What		How and Who		When	
GOAL:							
3.	TO ENSURE ORDERLY, APPROPRIATE AND BENEFICIAL COMMUNITY GROWTH, DEVELOPMENT AND CHANGE.						
PRIORITIES:							
3.1	Ensure that any new subdivision, development or re-development is in accordance with the existing capacity and spatial extent of community services; and, is consistent with community goals and priorities.	3.1	Evaluate all applications for subdivision, development and reference to existing capacity and spatial extent of community services; and, is consistent with community goals/ priorities and future land use concept map. Population levels of the Hamlet to be also monitored annually.	3.1	The following actors have this role to play in evaluating such applications: Development Officer, Municipal Planning Commission, Development Appeal Board, County of Beaver Council, Subdivision Approving Authority.	3.1	As applications occur; population counts on a yearly basis, preferably in the spring.
3.2	Install appropriate traffic signage within the hamlet.	3.2	Identify critical locations where traffic signs are needed, and then place signs accordingly.	3.2	The County of Beaver would be responsible for signage.	3.2	Determined by budget priorities of the County.

PLAN OF ACTION

Community Goals/Priorities		What		How and Who		When	
GOAL:							
3.	TO ENSURE ORDERLY, APPROPRIATE AND BENEFICIAL COMMUNITY GROWTH, DEVELOPMENT AND CHANGE.						
PRIORITIES:							
3.3	Encourage the establishment of a commercial retail shopping facility (ie. general store) in the Hamlet.	3.3	Identify locations within the community suited for commercial retail shopping development, aggressively promote community, and offer development incentives. Encourage local entrepeneurs.	3.3	The main responsibility for aggressive promotion, advertising etc. must fall on the local community. Advertising campaign and soliciting local entrepeneurs could be organized/funded by Kinsella community organizations. Development incentives (eg. tax breaks) may be considered by the County of Beaver.	3.3	Commence actions immediately.

FUTURE LAND USE CONCEPT

Map 5



hamlet boundary

building occupied

building vacant

residential

commercial

light industrial

institutional

park

agriculture

proposed boundary extension

N

THE HAMLET OF KINSELLA COMMUNITY PLAN

APPENDIX I

COMMUNITY MEETING SUMMARY
HAMLET OF KINSELLA, JUNE 19, 1985

Hamlet of Kinsella
Community Meeting Summary

PLACE: Hamlet of Kinsella – OLD SCHOOL/COMMUNITY CENTRE
TIME: JUNE 19, 1985; 7:30 p.m.
PLANNERS: AVE BARBER, TIZIANO ZAGHI
KINSELLA CONTACT: THORCUILL MACDONALD
336-2589
336-2328

POSITIVE ASPECTS OF COMMUNITY

- good neighbours that are friendly and cooperative
- lots of things to do and activities (ie. volunteer organizations such as Seniors, Church Women's group, O.R.P., Elks, Community Hall, Recreation and Agricultural Society, W.I.)
- safe environment for children
- no crime
- people have a good sense of humour
- have a volunteer fire department

NEGATIVE ASPECTS OF COMMUNITY

- lack of retail shopping facilities
- no public water supply
- no paved streets so there are problems with dust and potholes
- no sidewalks
- vacant buildings on Main Street portray a negative image
- lack of sports facilities and equipment (indoor and outdoor)

GOALS OF THE COMMUNITY

- maintain local fair "Krazy Dazes"
- maintain same type of municipality "community spirit and cooperation" with a maximum size of 125 to 200 people
- each service group has their own goals which reflects community interests
- to have a well managed general store which would be supported by the community
- to have a community sign on Highway #14

COMMUNITY IN 10 YEARS

- there exists a sense of optimism that Kinsella will still be there and have a stable population (partly due to highway location)
- population will increase if services improve (ie. water, roads, shopping)
- estimated that 50 to 60% of population will be greater than 50 years, and 40 to 50% less than 50 years

NOTES: A local resident wishes to open a general store in the near future and may require some assistance (ie. information from Small Business and Tourism).

Community wishes to put up a sign identifying Kinsella on the Highway. What permits are required?

County representatives present:

Fred Meyer (Councillor),
Bob Luross (D.O.)

APPENDIX II

COMMUNITY PLAN
QUESTIONNAIRE SUMMARY
HAMLET OF KINSELLA

Hamlet of Kinsella: Community Plan Questionnaire Summary*

	Question	Number**
1.	Length of residence in Kinsella.	
	a) 1-3 years	1
	b) 4-10 years	1
	c) more than 10 years	1
2.	Present occupation.	
	a) working full-time	1
	b) working part-time	0
	c) unemployed	0
	d) retired	2
3.	Location of work.	
	a) Kinsella	0
	b) County of Beaver	1
	c) Town/Village in County of Beaver	0
	d) outside County of Beaver	0
	e) surrounding areas	0
4.	What do you like most about living in Kinsella?	
	Quiet atmosphere	1
	Community cooperation/spirit/ friendliness	3
	Safe place/good place for children	2
	Good proximity to other facilities	1
5.	What do you like least about living in Kinsella?	
	Poor street conditions (muddy, poorly drained)	1
	Generally poor visual appearance of community (ie. unkept vacant lots, abandoned buildings, old cars, junk, etc.)	1
	Poor sidewalk conditions	1
	Dogs running loose	1
	Lack of shopping services	1
	Lack of municipal water	2
6.	What changes are needed to improve your community?	
	Street improvement needed (ie. better surfacing, eliminated drainage, problems)	2
	Clean up vacant lots, unkept properties, yard, junk, etc.)	1
	Repair/improve sidewalks	1
	Community water supply	3
	Shopping services	1
	Demolish derelict buildings	1
7.	Given existing trends, what will Kinsella look like 10 years from now?	
	Increased growth, especially if municipal water comes	2
	Lively little town (quite a few children under 5 years of age now)	1

* Total of 3 questionnaires returned.
** These totals represent specific comments or responses.